

BOEING – HARBOR GATEWAY

Management Meeting Minutes #05

June 13, 2000



SNYDER
LANGSTON

ATTENDEES:

S. Mario Stavale (MS), BRC
De De Soto (DS), BRC
Gregory Stewart (GS), TA
Deryl Robinson (DR), SL
Fred Wallitsch (FW), SL
Derrick Willies (DW), IES
Janet Newman (JN) IES

DISTRIBUTION:

Attendees
Steve Shestag (SS), BRC
Kent Haggerty (KH), SL
Mark Burkholder (MB), NE
Charles (Rus) Purcell (RP), KJC
Johnny Marasco (JM), BRC
Peter Murphy (PM), KJC

LEGEND:

BRC = Boeing Realty Corp.
SL = Snyder Langston
KJC = Kennedy/Jenks Consultants
TA = TAIT & Associates
IES = Integrated Environmental
NE = Norcal Engineering

ITEM	RESP.	DUE DATE	DISCUSSION
01.01	GS/JM MS		DEMOLITION BID DOCUMENTS & PROCEDURES – <u>Update 05/24/00:</u> Discussed demolition bid package. A copy of the preliminary scope list is attached.
	SL		<u>Update 06/6/00:</u> Fred distributed drafts of the demolition bid package and bidders list. Mario suggested addition of CST. <u>Update 06/13/00:</u> Bid packages being prepared for distribution this week. Buildings 1,3,19,20,32 will be Phase I Buildings 2,66 to be Phase II All structural slabs at grade level to be removed with underground work Initial demolition work to remove buildings to grade Existing monitoring wells to be valued at \$10,000 ea
	IES		The roofing does contain asbestos, treatment and handling to be determined. Dry Utilities will be terminated by BRC Demolition contractor will utilize onsite hydrants, which will be turned off in phases as work is completed.
	SL	06/26	A jobwalk will be schedule 1 week after bid package is distributed. Attendees to include Johnny Marasco, Greg Stewart, SL & onsite Boeing personnel (TBD)
	BRC	06/15	BRC to send new contract form, insurance and safety requirements. A watchman will be required during demolition, responsibility TBD
	SL		Fencing to be maintained during demolition process
01.03			ENVIRONMENTAL REVIEW – <u>Update 05/24/00:</u> Completion of investigation and report expected by late July.
	KJC		<u>Update 06/6/00:</u> Report completion is delayed to mid August. <u>Update 06/13/00:</u> KJC has discovered new boring information and is incorporating into the plan. KJC will not start soil borings until the Sampling Analysis Plan is complete and approved. Phase IIA environmental plan is expected to be complete by the end of June for submission to Boeing and have Regional Water Quality Board approval by end of July, Phase IIB process expected to lag 1 month.

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01.04

SITE PREPARATION PROGRESS -

Boeing has already started abatement work and it continues.

Update 05/24/00: Building 1 & 3 are almost finished. K-J is drilling test holes.

Update 06/6/00: Correction: K-J has not started drilling any holes.

Update 06/13/00: Asbestos abatement is complete in buildings #1 & 3 except roofing.

01.05

MY

SCHEDULE – Target start of demolition is July 1, 2000.

Update 05/11/00: Building 66 may move into Phase 2. Characterization work may also impact. Michael Young is requested to provide updates.

Update 05/24/00: The water well #2 must be exposed, inspected and re-abandoned. This effort should start right away. In the meantime it should be protected carefully.

Update 06/6/00: The demolition target start date is moved back to August 1, 2000.

SL

Update 06/13/00: SL to prepare CPM Schedule.

01.06

DRAINAGE & GRADING –

- It was agreed that existing storm drain will remain active in place during Phase 1. Precautions will be taken to ensure positive drainage of all pads after Phase 1. This is expected to require a small amount of work.

- Storm drains will be removed towards end of Phase 2, at which time the site will be graded to approved grading plans.

DR/GS

Update 05/11/00: Discussed value engineering of grading plans. SL and TA will both look at potential alternatives to reduce amount of import.

GS

Update 05/24/00: Greg reported that the import estimate based on approved grading plans is 270,000 CY. Re-designing would create problems with City of Los Angeles in that it would potentially open up another review of the hydrology. Greg explained that there is an option to add internal storm drains, do minor grading revision, and reduce import. Greg will continue studying and report.

Update 06/6/00: Mario directed not to re-visit the drainage issue with the city, which requires that the grading plans not be changed.

After discussion, it was agreed that Tait would produce an interim rough grading plan that minimizes the amount of import requirement until required by land sales.

TA

6/15/00

Update 06/13/00: Interim rough grading plan needed for bid package. Plan will include an import quantity excluding basement and oven backfill.

02.00

CONCRETE CRUSHING – Discussed contract requirements. Agreed that the demolition contractor will have responsibility to remove material from the site and the right to sell it.

Update 05/24/00: A crushing spec is required as an option to use salvaged concrete in the onsite fill.

Update 06/6/00: Bid package will be written to give Boeing the option to either buy back the crushed concrete at a set price or let the subcontractor dispense of it.

Update 06/13/00: SL received 10/25/96 NORCAL letter for crushed base material

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- 02.01 **GEOTECHNICAL** – Deryl distributed stamped originals of Norcal Engineering's specifications for working with below grade structures.
 GS Update 05/24/00: Greg will call Norcal and request import specs.
 Update 06/13/00: SL received the 3/18/96 NorCal preliminary geotechnical investigation
- 04.01 **HAZMAT PROCEDURES –**
 • Owner will have a full time rep on-site who will be notified immediately on discovery of any suspicious materials.
 • Subcontractor shall be required to have OSHA c/o HR trained individual on-site to watch for hazardous materials.
- 04.02 SL **PERMITS REQUIRED-** SCAQMD- By contractor
 SL Truck Routes- By contractor
 TA NPDES- Greg will pursue and advise
 TA Update 06/13/00: TA to produce NPDES and BMP for demo bid package.
 TA Obtain permit status from Bayley
- 04.03 SL **TRANSITE WATER PIPE-** This is not included in Boeing's existing abatement scope. Abatement of them will be dealt with as necessary as additional scope.
 Update 06/13/00: All water piping is assumed to be transite. Exposure & removal to be performed during subgrade demolition phase. 36" of cover will be assumed.
- 05.01 **RESPONSIBILITY CHECKLIST** – The attached task checklist was established for Phase II of the Property.

These meeting minutes shall be considered correct unless written notice to the contrary is received by Snyder Langston within five (5) business days of issuance. The next scheduled meeting will be Tuesday, June 20, 2000 @ 1:30.

Respectfully submitted,

Fred Wallitsch

Principal

Attachment: Responsibility Checklist dated June 15, 2000

BOEING - HARBOR GATEWAY - Phase II

Responsibility Checklist
15-Jun-00



Area	Task	Description	COMPLETE	BRC	SL	KJC	TA	IES	NE	DEMO SUB
Enviromental Assessment						XX		XX		
Enviromental Cleanup										
	Specifications & Procedures					XX		XX		
	Bidding			??						
	Contract			??						
	Monitoring & Documentation									
	During Demolition - above grade							XX		
	During Enviromental Cleanup & below grade							XX		
	Closeout					XX		XX		
	"No Further Action"					XX		XX		
Consutants										
	Determination of Consultants Required			XX						
	Specifications			XX						
	Proposal Review & Selection			XX						
	Contract			XX						
	Payment Review & Approval			XX						
Entitlements										
	Zoning/Planning Designations & Constraints		XX							
	General & Specific Plan		XX							
	Easements & Encroachments		XX							
Soils Investigation & Reporting									XX	
	Geotechnical		XX							
	Further (if required)			XX						
Design										
	Surveys & Documentation of Current Conditions						XX			
	Demolition									
	Documents						XX			

BOEING - HARBOR GATEWAY - Phase II

Responsibility Checklist
15-Jun-00



Area	Task	Description	COMPLETE	BRC	SL	KJC	TA	IES	NE	DEMO SUB
Improvements		Verification of Site Conditions					XX			
		Review & Documentation of Discovered Items					XX			
		Review & Documentation of Items Left in Place					XX			XX
		Drawings	XX							
		Specifications	XX							
		Contract Administration	XX							
		Documentation of Improved Conditions					XX			
Civil Engineering & Site Improvements										
Grading			XX				XX			
Wet Utilities							XX			
		Storm								
		Sanitary								
		Domestic Water								
		Fire Water								
Tract/Parcel Maps		Landscape Irrigation					?			
			XX							
		Lot Layout & Sizing					XX			
Dry Utilities										
		Telephone					XX			
		Cable					XX			
		Gas					XX			
		Fiber					XX			
		Power					XX			
		Street Lights & Traffic Signals								
Temporary		Grading & Construction Permits			XX		XX			
		NPDES					XX			
		Truck Routes			XX					
Landscaping				TBD						

BOEING - HARBOR GATEWAY - Phase II

Responsibility Checklist
15-Jun-00



Area	Task	Description	COMPLETE	BRC	SL	KJC	TA	IES	NE	DEMO SUB
Budgeting										
	Consultants			XX						
	Permits & Approvals			XX						
	Other Soft Costs			XX						
	Enviromental Cleanup			XX						
	Demolition			XX						
	Improvements			XX						
Demolition & Civil Engineering Construction										
	Bid Packages				XX					
	Contractor Review & Selection				XX					
	Contract Administration				XX					
	Field Supervision				XX					
	Permit Preparation						XX			
	Permit Execution									XX
	Grading Inspection Prior to Backfill						XX			
	Field Trailer				XX					
	Temp Utilities				XX					
Lot Sales										
	Prototype Layout									
	Architecture			XX						
	Civil			XX						
	Rendering			XX						

PROJECT DIRECTORY FOR BOEING TORRANCE - FACILITY REDEVELOPMENT

ENTITY	COMPANY NAME / ADDRESS	PHONE / FAX	CONTACT PERSON / E-MAIL
OWNER	BOEING REALTY CORPORATION 4060 Lakewood Blvd., - 6 th Floor Long Beach, CA 90808-1700	562 / 627-3200 Main 562 / 627-3109 Fax 562 / 627-3014 562 / 627-3075 562 / 627-3013 562 / 627-3078	Reception Main Fax Mario Stavale, Sr. Mgr. Salvatore.m.stavale@west.boeing.com Kim Nichols, Secretary kimberlie.nichols@west.boeing.com DeDe Soto, Associate dede.v.soto@west.boeing.com Johnny Marasco, Const. Admin. john.p.marasco@boeing.com Steve Shestag steven.l.shestag@boeing.com
S.H.E.A. - Safety, Health, Environmental Affairs	THE BOEING COMPANY S.H.E.A. - Mail Stop T487 6633 Canoga Park Canoga Park, CA 91309-7922	818 / 586-6014 818 / 586-5889 Fax	john.p.marasco@boeing.com Steve Shestag steven.l.shestag@boeing.com
Owner's Consultant	KENNEDY/JENKS CONSULTANTS Engineers & Scientists 2151 Michelson Drive, Suite 100 Irvine, CA 92612-1311	949 / 261-1577 949 / 261-2134 Fax	Charles (Rus) Purcell, R.G., Manager of Geosciences RusPurcell@KennedyJenks.com Peter Murphy, Senior Geologist PeterMurphy@KennedyJenks.com
Civil Engineer	TAIT & ASSOCIATES, INC. 701 N. Parkcenter Drive Santa Ana, CA 92705	714 / 560-8200 x 644 714 / 560-8211 Fax	Gregory Stewart, VP gstewart@tait.com
Geotechnical Engineer	NORCAL ENGINEERING 10641 Humbolt Street Los Alamitos, CA 90720	562 / 799-9469 562 / 799-9459 Fax	Mark Burkholder
Environment Consultant	IES INC.- Integrated Environmental Services, Inc. 22932 El Toro Road Lake Forest, CA 92630	949 / 795-3839 949 / 609-3299 Fax 949 / 609-3290 949 / 609-3290	Michael Young, MYoung@iesinet.com Janet Newman, Scientist Jnewman@iesinet.com Derrick Willis, Director of Operations DWillis@iesinet.com
City	CITY OF TORRANCE 3031 Torrance Blvd. Torrance, CA 90503	310 / 328-5310	

General Environmental Issues:

Greg Stewart of TAIT & Associates indicated that all groundwater wells would be marked and flagged before demolition began.

The Phase 1 Parcel C SAP is currently scheduled to be completed by Kennedy/Jenks (K/J) by early July 2000. Phase 1 consists of Buildings 1, 19, 20, 32 and 3. Phase 2 consists of Buildings 66 and 2. It is anticipated that RWQCB approval for the Phase 1 Parcel C SAP will take approximately 30 days. Phase II will lag Phase 1 by 15 to 30 days.

K/J or an Integrated staff member will be on-site during concrete and subsurface demolition.

Integrated and Kennedy/Jenks will share the following responsibilities regarding Parcel C:**Environmental Cleanup:**

Specifications and Procedures

Bidding

Contract

Monitoring and Documentation (During demolition of concrete and below and during environmental cleanup)

Closeout

"No Further Action"

Action Items for Integrated:

1. Supply Greg Stewart of TAIT & Associates a copy of the 1970 Boeing C-6 Utility Drawing. (This was sent to Greg on June 14, 2000.)
2. Provide K/J with the proposed soil boring locations and supporting information matrix for the Phase I area by June 23, 2000. (In progress, currently waiting QA/QC verification from K/J on the Area 4 and 5 sampling results.)

Meetings are held every Tuesday. The next meeting to discuss environmental issues will be June 27, 2000.